



~~December 17, 2002 CPC~~  
January 22, 2003 BS

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03SN0154

Chesterfield County Utilities Department

Bermuda Magisterial District  
East line of Jefferson Davis Highway

REQUEST: Conditional Use to permit a public utility (water storage tank and pump station) and Conditional Use Planned Development to permit a communications tower in a Residential (R-7) District.

PROPOSED LAND USE:

A water storage tank, pump station and a 100 foot communications tower are planned.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL SUBJECT TO THE CONDITIONS ON PAGES 2 AND 3.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed water storage tank conforms to the Public Facilities Plan which suggests expansion of the existing water system, to include storage tanks and pumping stations, by 2015.
- B. The recommended conditions insure that the proposed communications tower will be located to minimize the impact on existing or planned areas of development, consistent with the recommendations of the Public Facilities Plan and the Tower Siting Policy.

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- C. The requirements of the Zoning Ordinance and conditions ensure land use compatibility with existing and proposed area development and address transportation concerns.
- D. The recommended conditions will minimize the possibility of any adverse impact, the communications tower might have on area development and the Chesterfield County Communications System.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

**CONDITIONS FOR WATER STORAGE TANK, PUMP STATION AND COMMUNICATIONS TOWER**

- (STAFF/CPC) 1. Within sixty (60) days from the approval of this request by the Board of Supervisors, sixty (60) feet of right-of-way on the east side of Route 1/301, measured from the centerline of that part of Route 1/301 immediately adjacent to the property, shall be recorded. (T)
- (STAFF/CPC) 2. No direct access shall be provided from the property to Route 1/301. (T)
- (STAFF/CPC) 3. Development shall conform to the requirements of the Zoning Ordinance for Light Industrial (I-1) Districts in Emerging Growth Areas. (P)

(NOTE: This condition would not require the tower or tower-mounted equipment to be screened.)

**CONDITIONS FOR COMMUNICATIONS TOWER ONLY**

- (STAFF/CPC) 4. The base of the tower shall be enclosed by a minimum six (6) foot high fence, designed to preclude trespassing. A detailed plan depicting this requirement shall be submitted to the Planning Department for approval in conjunction with final site plan review. (P)
- (STAFF/CPC) 5. The tower and equipment shall be designed and installed so as not to interfere with the Chesterfield County Communications System. At the time of site plan review, the owner/developer shall submit information as deemed necessary by the Chesterfield County Communications and Electronics staff to determine if an engineering study should be performed to analyze the possibility of radio

frequency interference with the County system, based upon tower location and height and upon the frequencies and effective radiated power generated by any mounted equipment. Prior to release of a building permit, the study, if required, shall be submitted to, and approved by, the Chesterfield County Communications and Electronics staff. (GS)

- (STAFF/CPC) 6. The owner/developer shall be responsible for correcting any frequency problems which affect the Chesterfield County Communications System caused by this use. Such corrections shall be made immediately upon notification by the Chesterfield County Communications and Electronics staff. (GS)
- (STAFF/CPC) 7. The color and lighting system and design for the tower shall be as follows:
- a. The tower shall be gray or another neutral color, acceptable to the Planning Department.
  - b. The tower shall not be lighted.
  - c. The tower shall be a monopole structure. (P)
- (STAFF/CPC) 8. At such time that the tower ceases to be used for communications purposes for a period exceeding twelve (12) consecutive months, the owner/developer shall dismantle and remove the tower and all associated equipment from the property. (P)
- (STAFF/CPC) 9. A minimum 100 foot buffer shall be maintained around the perimeter of the tower site. Except for access and utilities which may be extended generally perpendicular through this buffer, existing healthy trees within this buffer having a minimum caliper of 2.5 inches shall be maintained. These trees shall be supplemented where necessary to minimize the views of the tower and associated equipment from adjacent properties and public rights of way. Additional plantings shall consist of species of trees having an average minimum mature crown spread of greater than thirty (30) feet and a minimum caliper of 2.5 inches at the time of planting, to achieve a minimum density of one (1) tree for each 300 square feet of cleared area. In conjunction with site plan submission, or prior to release of a building permit, whichever occurs first, a landscaping plan depicting this requirement shall be submitted to the Planning Department for review and approval. (P)
- (STAFF/CPC) 10. In conjunction with approval of this request, a fifty (50) exception to the fifty (50) foot height limitation shall be granted for the proposed 100 foot communications tower. (P)

## GENERAL INFORMATION

### Location:

East line of Jefferson Davis Highway, north of Happy Hill Road. Tax ID 800-637-5330 (Sheet 34).

### Existing Zoning:

R-7

### Size:

4.8 acres

### Existing Land Use:

Single family residential

### Adjacent Zoning and Land Use:

North and East – I-2; Industrial or vacant

South – C-3 and I-2; Public/semi-public (water storage tank and pump station) and industrial

West - C-3 and C-5; Commercial

## UTILITIES

### Public Water System:

There is an existing twenty-four (24) inch water line extending along the east side of Jefferson Davis Highway, adjacent to this site. In addition, an eight (8) inch water line extends along the north side of Happy Hill Road, adjacent to this site. Use of the public water system is required by County Code.

### Public Wastewater System:

There is an existing eight (8) inch wastewater collector that extends along the west side of Jefferson Davis Highway and terminates adjacent to the north side of Timsberry Drive, approximately 300 feet southwest of this site. The proposed pump station will have a small rest room facility for the use of Utilities Department personnel only. It is intended that a septic system be used to serve this site.

Private Septic System:

The Health Department has issued a septic/drainfield permit for the proposed use.

ENVIRONMENTAL

Drainage and Erosion:

The property drains south to Happy Hill Road then via manmade channels and tributaries to Timsberry Creek. There are no existing or anticipated on- or off-site drainage or erosion problems.

PUBLIC FACILITIES

Fire Service:

The Dutch Gap Fire Station, Company Number 14 and Bensley-Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have a minimal impact on fire and emergency medical service.

Transportation:

The proposed development (water storage tank, pump station and communications tower) will have a minimal impact on the existing transportation network.

The Thoroughfare Plan identifies Route 1/301 as a major arterial with a recommended right of way width of 120 to 200 feet. Sixty (60) feet of right of way, measured from the centerline of Route 1/301, should be dedicated in accordance with that Plan. (Condition 1)

Access to major arterials, such as Route 1/301 should be controlled. No direct access should be provided from the property to Route 1/301 (Condition 2). Access to Route 1/301 will be provided via Happy Hill Road. At time of site plan review, specific recommendations will be provided regarding the location of access onto Happy Hill Road.

County Communications:

The Zoning Ordinance requires that any structure over eighty (80) feet in height be reviewed by the County's Public Safety Review Team for potential detrimental impacts the structure could have on the County's Radio Communications System microwave paths. This determination must be made prior to erection of the proposed tower.

A preliminary review of this tower proposal has indicated that the facility will not interfere with the County's communications system; however, if this request is approved, a condition should be imposed to insure that the tower is designed and constructed as not to interfere with the County Communications System (Condition 5). In addition, once the

antenna is in operation, if interference occurs, the owner/developer should be required to correct any problems. (Condition 6)

#### County Airport:

A preliminary review of this tower proposal has indicated that, given the approximate location and elevation of the proposed installation, it appears the tower will not adversely affect the Chesterfield County Airport.

### LAND USE

#### Comprehensive Plan:

Lies within the boundaries of the Southern Jefferson Davis Corridor Plan which suggests the property is appropriate for light industrial uses. Further, the Public Facilities Plan states that communications uses should be located to minimize the impact on existing or planned areas of development.

#### Area Development Trends:

Adjacent properties to the north and east are zoned General Industrial (I-2) and are developed for industrial uses or are vacant. Properties to the south are zoned Community Business (C-3) and General Industrial (I-2) and are occupied by a public/semi-public use (water storage tank and pump station) or developed for industrial uses. The properties to the west are zoned Community Business (C-3) and General Business (C-5) and are developed for commercial uses. The Plan anticipates light industrial uses in this area.

#### Zoning History:

On February 22, 1978, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved the rezoning to Residential (R-7) of the request site (Case 78S002).

#### Site Design:

As noted herein, the property is occupied by a single family dwelling. The applicant intends to demolish the dwelling and construct a water storage tank, pump station and a communications tower for utilities purposes.

Currently, the property lies within an Emerging Growth District Area. The Zoning Ordinance specifically addresses access, landscaping, setbacks, parking, signs, buffers, utilities and screening for developments within these areas. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Since the proposed uses would be permitted through Conditional Use, any new development would not be required to conform to typical commercial standards without imposition of a

condition. Imposition of Condition 3 would require development to conform to the development standards for Emerging Growth Areas in Light Industrial (I-1) Districts.

Consistent with past actions on similar facilities, the base of the tower should be secured with a fence to discourage trespassing (Condition 4). Due to the proximity to Jefferson Davis Highway, the tower should be gray or another neutral color so as to minimize the visual impact on motorists traveling along the roadway, and should not be lighted. (Condition 7)

Consistent with past actions on similar facilities, the tower should be removed at such time that it ceases to be used for communication purposes to ensure that it does not become a maintenance problem or eyesore. (Condition 8)

#### Architectural Treatment:

If imposed, Condition 4 requires that the site complies with Emerging Growth Areas architectural standards for Light Industrial (I-1) Districts. The Tower Siting Policy suggests that communications towers be constructed with a monopole design so as to minimize the visual impact. (Condition 7.c.)

#### Buffers and Screening:

All junction and accessory boxes must be minimized from view of public rights of way by landscaping or architectural treatment integrated with the building served. Mechanical equipment, whether ground-level or rooftop, must be screened from view of public rights of way and designed to be perceived as an integral part of the building. These requirements would not apply to any tower or tower-mounted equipment. (Condition 3)

Consideration should be given to the fact that the tower site is located in a heavily wooded area, and as such, can offer adequate buffers that will mitigate the view of the tower from high visibility areas with a mature stand of trees. (Condition 10)

### CONCLUSIONS

The proposed water storage tank conforms to the Public Facilities Plan which suggests expansion of the existing water system, to include storage tanks and pumping stations, by 2015. The Public Facilities Plan and Tower Siting Policy suggest that communications towers be located to minimize the impact on existing or planned areas of development. The requirements of the Zoning Ordinance and conditions ensure land use compatibility with existing and proposed area development and address transportation concerns. The recommended conditions will minimize the possibility of any adverse impact the communications tower might have on area development and the Chesterfield County Communications System.

Given these considerations, approval of this request is recommended.

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## CASE HISTORY

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Planning Commission Meeting (12/17/02):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Cunningham, seconded by Mr. Gulley, the commission recommended approval of this request subject to the conditions on pages 2 and 3.

AYES: Unanimous.

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The Board of Supervisors, on Wednesday, January 22, 2003, beginning at 7:00 p.m., will take under consideration this request.





